

14.0

Buildings

- 14.1 Intent
- 14.2 General Standards
- 14.3 Building Mass and Design
- 14.4 Ground Level Details
- 14.5 Weather Protection
- 14.6 Roofs and Parapets
- 14.7 Skybridges

14.1 Intent

The intent of this Chapter is to establish building design standards that create a vibrant, Pedestrian Friendly, built environment through buildings designed to frame and engage the Public Realm. Through varied building styles, materials, colors and heights, buildings will contribute to a livable environment that attracts businesses and in particular residences to the valley floor. These design standards support and complement the other Chapters in this document.

14.2 General Standards

- A. Buildings shall be designed to accommodate many uses so they may evolve over time.
- B. Avoid blank walls, especially when adjacent to Circulation Facilities.
 - 1. If windows and doors are not present, articulation or other techniques shall be used such as piers, modulation, and detailing; combinations of materials and textures as well as their detailing; applied elements such as art and trellises.
 - 2. Generally buildings should have no “back side.”
- C. Internal and external views and solar access should be considered when locating taller buildings.
 - 1. Provide sunlight at street level by thoughtfully locating building height.
 - 2. Particular attention should be given where building height would shade a required Community Space, between 10am and 3pm.



This live/work building can accommodate several different kinds of uses including office, retail and residential.



Architectural detail, landscaping and lighting conceal and break up potentially blank walls.

Carefully shape heights on the south side of streets to maximize sunlight on the sidewalk.

- D. A continuous street wall shall be provided, or elements to substitute for the street wall where one is not present along Circulation Facilities and Community Spaces. The street wall should balance with the need for variations in scale, plane, materials, and character, to make the experience interesting for pedestrians. Also consider opportunities for gathering, greenery, and light.
- E. Informal gathering areas and opportunities for social interaction shall be incorporated.
- F. Buildings shall be situated so they engage with the Public Realm to bring visual interest, variation, and intimacy to the streetscape, while maintaining the pedestrian through-route. If uses encroach into the right of way, elements and activities shall comply with IMC [12.05](#) Sidewalk Use District.
- G. Developments should implement the most effective and innovative sustainable green building program measures. Furthermore developments should build from the experience of local and regional sustainable developments including Issaquah projects Z-Home and Fire Station #72. Sustainable building design should also address other green aspects, such as conduit for fiber, broadband readiness and lighting power minimization.

14.3 Building Mass and Design

- A. Standards for All Uses: Design the buildings to reinforce a Pedestrian Friendly environment using the following techniques.
 - 1. Set back buildings with heights over three (3) stories through changes in building materials, articulation and modulation that differs from the first three floors
 - 2. Break larger buildings into the appearance of several smaller buildings. If aligned or appropriate for a Secondary Through Pathway, then buildings that are physically separated shall be separated by at least 13' to allow for a Secondary Through Pathway.



A continuous wall is provided by a trellis that frames a courtyard.



Green building, such as zHome, reduces environmental impacts.



The upper levels of this mixed use building are set back to improve the ground level pedestrian feel.



Although this is one building, setbacks, angles, modulation and colors are used to give the appearance of three different buildings.

3. Provide surface relief, depth and shadows to the façade and create a consistent street wall by:
 - a. recessing or projecting elements of the façade, especially windows,
 - b. changing character, materials, color or height, or
 - c. varying the build-to line(s).
4. Buildings with a footprint greater than 45,000 square feet shall be comprised of at least two masses or building volumes.
5. Provide setbacks for commercial and retail uses only if the adjacent uses are likely to use them or they are necessary for security purposes such as for offices. For instance, a restaurant or café may use the area for outdoor seating, a shop for retail displays, or office buildings could use the setback for an entry court, seating, fountain, or retail kiosks. Size the setback for the likely need and level of activity. If buildings are set back, use elements that maintain a strong connection to the street and support a Pedestrian Friendly environment.
6. To increase a building's architectural detail and level of interest, windows shall be:
 - a. Divided light windows, or
 - b. Operable (in accordance with the Building Code), or
 - c. Trimmed around framed openings, or
 - d. Recessed or projecting from the building façade and not flush.
7. Distinguish a building base, middle and top through techniques such as setting back buildings with heights over three (3) stories or varying character, materials, color or height.
8. To preserve views of the forested hillsides of Tiger, Squak, and Cougar Mountain and Mt. Rainier, floors above the Mid-Rise level for High-Rise buildings shall be horizontally separated from other High-Rise buildings by 110 feet. Low-Rise, Mid-Rise and High-Rise building locations may be adjusted as determined by the Director to ensure preservation of these view corridors.
9. Building corners adjacent to Public Spaces shall include added detail, design, and building form, or conversely cutting away the corner for a special entry, gathering spot, café seating,



This building setback is used for café seating. A street wall is maintained through the low fencing.



These windows provide signification architectural interest with different types and shapes of windows that open and are divided, trimmed and framed.



The base, middle and top of this building are differentiated with color, setback and height differences.



This corner building provides architectural interest, a public walkway, landscaping and seating.

sidewalk vending, art, a signature fountain, or other special element.

10. Use other techniques that achieve the overall intent of this Section as approved by the Director.

14.4 Ground Level Details

- A. Standards for All Uses: Design the buildings to reinforce a pedestrian-friendly environment using the following techniques.
 1. Retail uses facing Circulation Facilities should use large street level windows that allow pedestrians to see activity within shops, when feasible.
 2. An open design for gates and fences shall be used to allow social interaction. Delineate semi-public and semi-private space from public areas with railings or fences no more than three feet (3') tall (unless fall protection is required), planters, or overhead elements.
 3. The ground floor shall be designed to incorporate active, visible uses (e.g. retail) or other visible uses that engage the pedestrian (e.g. residences, meeting rooms, lobbies, live/work). Where office and other uses require ground floor privacy, then a combination of landscaping, low walls, fencing and other built elements should create layers, differing textures, and semi-transparency to define these semi-private areas while maintaining a pedestrian friendly environment.
 4. Numerous and separated, rather than consolidated, entrances shall be used when individual businesses and residences line a street, unless it is not possible due to ADA or other code requirements. See Section 14.4.B regarding residential entries. Entrances shall be reinforced with the use of traditional "main street" design and repeated architectural elements such as windows, weather protection, pedestrian oriented signage, archways, doors, accent lights and piers, columns or pilasters.
 5. Primary building entrances shall be directly accessible and visible from Designated Circulation Facilities. Primary building entrances may also be accessed from secondary or non-



A subtle, yet effective, low fence is used to separate public from private space.



Numerous, separated doors, rather than one centralized door, are used to enter these shops. Each of these entrances provides weather protection. These uses also use large windows to allow pedestrians to see inside the shops.

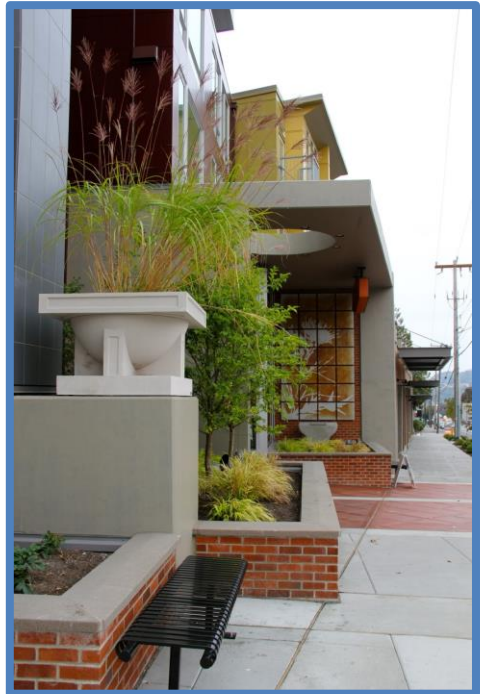
pedestrian oriented Circulation Facilities or Parking Lots as long as they comply with the requirements in the previous sentence.

6. Each primary building entrance shall have weather protection and highlight the presence of the entrance to pedestrians through the use of architectural treatments such as modulation and articulation changes in the street wall or building façade, and lighting. Primary pedestrian entrances shall be visually more prominent than secondary entrances.
7. For buildings that have more than one frontage along a Circulation Facility, each frontage shall receive individual and detailed ground level detail treatment to complement the designated pedestrian character.
8. Ground level uses shall provide street front windows that:
 - a. Occupy a minimum of fifty percent (50%) of the building frontage, and
 - b. Use clear glazing on a minimum of 75 percent (75%) of the windows.

This may be reviewed by the Director on a case by case basis when the security and privacy requirements of the tenant need to be balanced with the character of the Circulation Facility.
9. Mirrored or reflective glass and film are not allowed.
10. Ground level Retail and entrance lobby uses located on a Pedestrian Oriented Circulation Facility shall have a first floor height of at least fifteen (15) feet. Office uses and other uses not located on a Pedestrian Oriented Circulation Facility may have lower first floor heights as determined by the Director on a case by case basis.
11. Landscaping including evergreen plantings to maintain year-round interest, shall be located between the property line and the building to soften hardscape spaces and contribute to the Green Necklace. Plantings may be located in at-grade or raised planters, containers, window box planters, upon trellises, etc. Where the building is located at the property line, plantings may be located in building bays such as required in Section 14.3.A.3 Building Mass and Design. Plantings may also extend onto the adjacent right-of-way as determined by the Director.



All of these adjoining businesses use pedestrian friendly elements such as clear windows, sconces, decorative paving, seating and greenery.



This is a good example of greening a building using raised planters and potted plants. The raised planters, along with the bench, provide additional seating.

12. A mixture of the following design elements shall be incorporated into building design to best enhance the ground level details.
 - a. Clerestories over storefront windows,
 - b. Projecting window sills,
 - c. Medallions,
 - d. Benches and seat walls along twenty-five percent (25%) of the length of the façade,
 - e. Decorative brick, tile or stone work on the ground floor façade, or
 - f. Other techniques that achieve the overall intent of this section as approved by the Director.

B. Standards for Ground Level Residential Uses:
Design the buildings to reinforce a pedestrian-friendly environment using the following techniques.

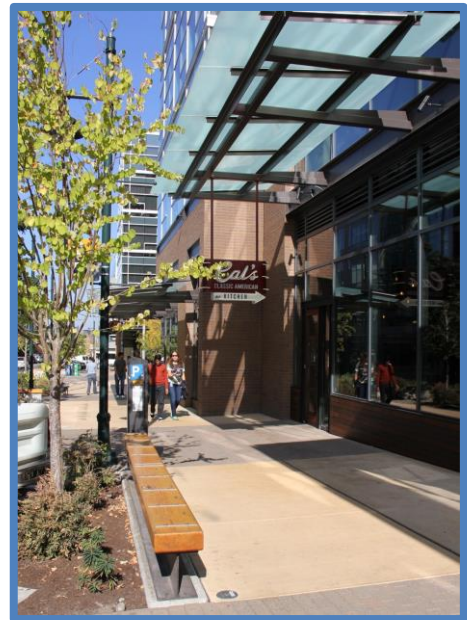
1. Provide ground-related residential units to improve the experience for pedestrians and offer the opportunity for semi-private space to the residence.
2. Balance the need for activity adjacent to Public Space and security with a sense of privacy. This might include stoops, private front yards, common gardens, courtyards or elevated first floor units.
3. Buildings shall be oriented to the Circulation Facility including the principal façade. The primary entry or entries for all ground-floor units abutting the Circulation Facility, and the primary entry for residential buildings without ground-floor units facing the street such as entries through lobbies, shall open directly onto the Circulation Facility. Numerous and separated, rather than consolidated, entrances are preferred and should be used when multiple residences line the ground floor of a residential building. Where multiple residential units line a street but cannot directly and individually access the Circulation Facility alternative treatments shall be used to engage the ground level units and the street, such as providing terraces for each unit, providing regular enhancements behind the Circulation Facility that reference the rhythm of the units.
4. Architecture and landscape architecture features shall be used to further enhance and identify the pedestrian entry from the Circulation Facility. Primary building entries shall include a clearly



These ground floor residences have direct access to the street but provide a sensation of privacy.



Art, architecture and landscaping are used to successfully highlight this entrance.



Sufficient and well-coordinated weather protection encourages pedestrian activity.

identifiable entry doorway directly accessible and visible from the Circulation Facility, enhanced landscaping, special paving, pedestrian-scaled lighting and/or lighted bollards.

5. Secondary entrances may be from parking areas, where a pedestrian connection from the parking area to the entrance has been made.

14.5 Weather Protection

A. Standards for All Uses

1. Weather protection shall be required over entrances and across seventy five percent (75%) of the building façade length, where the building is located at the property line or the development extends the sidewalk onto the site and against the building.
2. The heights of weather protection shall be coordinated with directly adjacent buildings, where feasible. The location of street trees and the edge of the driving surface may require adjustments to these dimensions. In all cases, the height and depth of the weather protection shall prioritize providing protection to the pedestrian over architectural enhancement.
3. Weather protection associated with non-residential buildings shall be at least six (6) feet in depth and have at least eight (8) feet clearance beginning at the average finished grade, and up to protection 12 feet above the sidewalk which extends at least 8 feet over the sidewalk. Weather protection materials shall include:
 - a. Fabric awnings (not internally lit),
 - b. Horizontal metal canopies with transom or clerestory windows above,
 - c. Glazed canopies, or
 - d. Other materials as approved by the Director.

B. Standards for Residential Uses

1. Weather protection is required over building entrances for Residential Uses. The weatherproof roof covering at each entry shall be appropriate to the size and importance of the entry. As a guide to minimums sizes: for entries to individual units, at least four (4) feet deep and four (4) feet wide; for entries to multiple units, at least six feet (6') deep and four feet (4') wide. Weather protection shall provide at least eight (8)



Weather protection is provided over each of the individual entrances. (Google)



This is a good example of useable rooftop space.



This roof not only serves as a green roof but is also attractive to those located above it.



These varying rooflines create a nice artistic edge when viewed against the sky.

feet clearance from the finished grade it is covering, if pedestrians will walk under or in close proximity to it.

14.6 Roofs and Parapets

A. Standards for All Uses

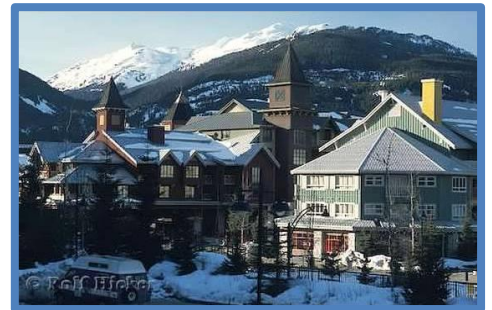
1. Rooftops should be used as active amenities, such as for community gardens, recreation, and useable courtyards, when feasible.
2. Where active uses cannot be placed on rooftops, use them for passive activities, such as green roofs to partially address stormwater, solar panels, art and/or design to make them visually interesting, as well as a means to allow access to light and air for adjacent occupied space.
3. Consider making some rooftops accessible to the public.
4. Nonresidential buildings shall have parapets and projecting cornices to create a prominent edge when viewed against the sky. Sloping roof elements may be approved by the Director. Residential uses may use parapets and projecting cornices or sloping roofs consistent with the building design.
5. Parapets shall not be excessively tall and dominate the façade; they may be used to highlight focal points of the building. Parapets shall not appear as flat and obviously false extensions of building wall sections, but rather appear as distinct building masses and extend into the depth of the building.
6. Parapets shall not exceed twenty five (25%) of the height of the supporting wall, as measured from grade to the exterior roof surface and shall not exceed eight (8) feet in height.
7. Where roof shape and penthouse functions are integrated into the overall building design, one (1) of the following design elements shall be used:
 - a. Rooftop penthouse occupied by residential or office spaces,
 - b. Rooftop terraces, courtyards, and/or gardens,
 - c. Green roofs that reduce storm water runoff, or
 - d. Parapet walls.



These parapets serve as extensions of the one story building.



This lovely greenspaces surrounds the rooftop penthouse.



These large sloped roofs are varied to break up the massiveness of the roofs.



This functional green roof incorporates architecturally compatible, attractive screens for mechanical equipment.

8. Sloped roofs shall have pitched roofs with a minimum slope of 4:12. Large roofs that extend longer than 60 feet shall have a change in form such as a change in height, pitch, orientation, or other changes in form at a spacing to break up the massiveness of a continuous, uninterrupted sloping roof.
9. Roof surfaces, exclusive of space dedicated to mechanical systems, vegetated roof surfaces or solar panels, shall use a “white roof” with a Solar Reflectance Index (SRI) of seventy-eight (78) or greater, or similar equipment with a similar purpose. The Director may allow a lower SRI (darker roof) if there is a showing of extreme hardship in meeting this requirement.
10. Mechanical, electrical, and communication equipment, satellite dishes, Utilities, infrastructure housing, HVAC, but excepting renewable energy appurtenances, shall be screened from views above and at ground level, surrounding streets and surrounding buildings. The devices shall be screened in a method that is integrated with the architectural character of the building.
11. Cell phone towers and related equipment may be located on rooftops but shall be located toward the center of the roof to minimize ground level and surrounding street views as much as possible. The Director may require structure design or screening methods to integrate the equipment with the development design.
12. Equipment that is incorporated into a rooftop terrace or garden shall screen large equipment with architectural elements and/or landscaping to include the top and all sides. At maturity, the plant screening shall be at least the height of the equipment being screened.



Creative use of vegetation is used to screen mechanical equipment from above.



Skybridges can use their support to make a strong architectural statement and add visual impact, while the bridge itself can be simple and transparent.



14.7 Skybridges

A. Standards for All Uses

1. The purpose of the Skybridge is to facilitate building-to-building connections for users that find it difficult to cross at street grade, between buildings that may be separated on the same or adjacent properties. The value of these

connections must be weighed against the dilution of pedestrian activity, vitality, interest, and density at the street or ground level. Examples might connect medical buildings to allow patients to circulate in climate controlled corridors between buildings or where companies own or lease multiple buildings and a secure environment is necessary. When allowed, skybridges shall be designed, and located to add to the streetscape and pedestrian priority of Central Issaquah. Skybridges could also be used to encourage people to use transit.

2. To maintain activity at the street level, no more than one Skybridge may be located within 1000 feet of another skybridge.
3. The entries/exits to and from the Skybridge shall be easy to find and not hidden from view of internal pedestrian centers of activity and main corridors.
4. All Skybridges placed at the second level of buildings must have direct access to and from the Circulation facility which they cross and must include transparent walls and design to non-verbally communicate and highlight their presence. Bridges built above the second level do not need direct connections to the sidewalks/Circulation facility they cross. The height of the bridge will be determined by the clearance necessary for emergency vehicles or other large vehicles.
5. Bridges that are closed for portions of the day will post their hours and a wayfinding system shall be provided to facilitate ease of use.
6. The routes through the building and across Skybridge(s) shall be the most direct possible.
7. The Skybridge span and structure shall architecturally similar or complementary to the buildings it connects.



Skybridges should look for opportunities to make them memorable and/or sculptural.



(Images above and below) The design can also create a gateway into a district.



8. The placement and design of the Skybridge shall consider the external impacts and opportunities of the bridge. For instance, the bridge may be used to create a gateway or entrance to an area, frame a plaza or gathering place, or mark an important location in the development.
9. The design of the interior of the Skybridge shall be pleasant, including but not limited to human scale elements, skylights, patterned paving/flooring and views.
10. Skybridges shall not angle up or down from one building to another, and shall be perceived to be level both internally to the bridge user and externally, i.e. no more than 1% grade change. Any grade change must be concealed by the bridge design or occur within the buildings from which it is connected to.
11. Skybridges may not eliminate view corridors as identified in Chapter 11.0 Site Design Section 11.2.G. Views and Vistas. Skybridges may frame or form the edge of a Required or Significant Community Space, but may not cross them.
12. Skybridges that cross the public right-of-way or private motorized Circulation Facilities shall not be multi-level.
13. The walls of the Skybridge shall generally be transparent or open (approximate 70%) for orientation, user comfort, and safety.
14. Depending on the uses, length, and level of activity, Skybridges shall have an interior passageway at least ten (10) to fifteen (15) feet in width; width will depend on the length of the skybridge, activities in addition to circulation, and design opportunities such as overlooks. Unless the Skybridge incorporates activities such as informal public gathering, the interior passageway shall not be more than twenty (20) feet in width. The interior height of the passageway shall be at least eight (8) feet.

(All images below) Skybridges can architecturally integrate with the buildings they attach and have more character than a bare glass box. Skybridges can both frame a public plaza and mark the passage between two areas of a campus.



15. Skybridges must not diverge from a perpendicular angle to the right-of-way or Circulation Facility by more than thirty (30) degrees.
16. Any accessory use, such as retail, eateries, support activities available to guests and visitors shall have the majority of its space and an exterior door at the ground/street level. This requirement may be modified through the Administrative Adjustment of Standards process found in Chapter 1.0 Purpose and Applicability.
17. Skybridge supports located within the public right-of-way or private Circulation Facility must be placed so that the Circulation facility function and pedestrian character is equal or superior to the Circulation Facility without the intrusion. For example, decorative columns where street trees might have been located.
18. If a Skybridge extends above the City's right-of-way a Special Use Permit is required for right-of-way use. The decision to approve, approve with conditions or deny a Special Use Permit for a Skybridge shall be made by the City Council. The conditions of the Special Use Permit shall include, but are not limited to:
 - a. The City will assess a yearly fee for use of the right-of-way. The fee will be based on the rate established for the term of use and will be approved at the time of permitting, and
 - b. The permittee must secure and continuously maintain, in full force and effect throughout the duration of the use, comprehensive general liability insurance for bodily injury and property damage in the amount assessed by the City for the term of use approved at the time of permitting, and
 - c. The permittee must sign an agreement approved in form by the City Attorney which will indemnify, defend and hold harmless the City



Skybridge interiors should be pleasant, light, and interesting with human scale elements.

from any and all claims for bodily injury or property damage that may arise out of the permittee's use of the City right-of-way.